



SPECIAL AND REGULAR MEETING MINUTES – DRAFT

Date: 5/19/2026
Time: 5:30 p.m.
Locations: Teleconference and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

Special Session

A. Call To Order

Mayor Nash called the meeting to order at 5:32 p.m.

B. Roll Call

Present: Combs Nash, Schmidt, Taylor (arrived at 5:38 p.m.), Wise
Absent: None
Staff: City Manager Justin Murphy, City Attorney Nira Doherty, Assistant to the City Manager/ City Clerk Judi A. Herren

C. Closed Session

- C1. Conference with labor negotiators
Government Code Section 54957.6
Labor negotiations with American Federation of State, County and Municipal Employees Local 829, Service Employees International Local 521, and Service Employees International Union Local 521 – Temporary Employees Unit

Agency designated representatives: City Manager Justin I.C. Murphy, Assistant City Manager Stephen Stolte, City Attorney Nira Doherty, Administrative Services Director Brittany Mello, Extra Help Retired Annuitant – Human Resources Director Sue Rush, Legal Counsel Charles Sakai

Regular Session

D. Call To Order

Mayor Nash recalled the meeting to order at 6:43 p.m.

E. Report from Closed Session

No reportable action.

F. Agenda Review

None.

G. Public Comment

- Elsa Schafer provided the Fixin’ San Mateo County 2025 impact report (Attachment).
- Pam D. Jones spoke on the need for housing and options for the Willow Village space.
- Elias Blawie spoke on concerns about public participation and accessibility of City Council meetings and verbal communications.

H. Presentations and Proclamations

H1. Proclamation: Gun Violence Awareness Day (Attachment)

Mayor Nash introduced the proclamation.

Commander Tony Dixon accepted the proclamation (Attachment).

H2. Proclamation: Public Works Week (Attachment)

Mayor Nash introduced the proclamation.

Public Works Director Azalea Mitch accepted the proclamation (Attachment).

H3. Proclamation: Water Safety Month (Attachment)

Mayor Nash introduced the proclamation.

Menlo Swim and Sport Manager of Youth Programming Bri Cavanagh and Swim School Staffing and Development Lead Daniel Torres accepted the proclamation (Attachment).

I. Consent Calendar

I1. Accept the City Council meeting minutes for April 28, 2026 (Attachment)

I2. Consider and adopt a resolution authorizing the city manager to execute an agreement with Bigbreak LLC (DBA Chefables) in an amount not to exceed \$155,000 for the delivery of food services at the Belle Haven Child Development Center for fiscal year 2026-27 (Staff Report #26-083-CC)

I3. Consider and adopt a resolution to authorize the city manager to execute an amendment to the funding agreement with Peninsula Clean Energy to continue to implement a state funded home electrification program (Staff Report #26-085-CC)

ACTION: Motion and second (Taylor/ Wise), to approve the consent calendar, passed unanimously.

J. Public Hearing

J1. Consider and adopt a resolution to amend and restate the Meta Classic Campus Conditional Development Permit to increase the maximum height of Buildings 12 and 14 from 48 feet to 62 feet to accommodate a new three-story atrium, correct existing building heights, remove the references to the previous address, and remove completed conditions of approval at 1 Hacker Way (Staff Report #26-087-CC)

City Councilmember Combs was recused and exited the meeting.

Senior Planner Chris Turner made the presentation (Attachment).

Mayor Nash opened the public hearing.

- Elias Blawie spoke in support of agendizing the city's relationship with Meta and in opposition of city manager delegation on policy matters.
- Dash Leeds spoke on concerns of missing bird safety treatment of the atrium structure.

Mayor Nash closed the public hearing.

The City Council received clarification on bird safety measures of the atrium, tracking the health of the relocated tree, project timeline and amendments since the Planning Commission hearing.

The City Council expressed concern and disappointment to the pausing of the Willow Village project.

ACTION: Motion and second (Schmidt/ Wise), to approve amendments to the Conditional Development Permit (CDP) for the Meta Classic Campus at 1 Hacker Way to increase the maximum height of Buildings 12 and 14 from 48 feet to 62 feet to accommodate a new three-story atrium, correct misidentified existing building heights, remove the references to the previous address (1601 Willow Rd.), and remove completed conditions of approval, which are presented in the form of an amended and restated CDP, passed 4-0-1 (Combs recused).

City Councilmember Combs rejoined the meeting.

- J2. Introduce and waive the first reading of an ordinance to repeal and replace Chapter 16.79 (Accessory Dwelling Units) of Title 16 of the Menlo Park Municipal Code for consistency with State law and incorporating local objective standards (Staff Report #26-088-CC)

Associate Planner Matthew Pruter made the presentation (Attachment).

Mayor Nash opened the public hearing.

- Elias Blawie spoke in support of increasing the housing stock and in opposition of attached accessory dwelling units (ADUs) that are not utilized as additional housing.
- Pam D. Jones spoke on a previously approved front setback ADU.
- Katie Behroozi spoke in support of additional rental properties and a rental registry.
- Adina Levin spoke in support of a rental registry and streamlining ADUs and house remodels.

Mayor Nash closed the public hearing.

The City Council received clarification on front setback requirements and mitigating impacts to neighboring properties, defining necessity of an ADU placed in the front setback, state law requirement of a detached 800 square foot allowed in a front setback, calculation of property taxes and ADU outreach.

The City Council discussed the Planning Commission recommendation, options and limitations to ensure ADUs are used for housing, a rental registry, impacts to the Housing Element, vacation

rental language and mechanisms to ensure short- and long-term rental of ADUs.

ACTION: Motion and second (Combs/ Nash), to introduce and waive the first reading of an ordinance to repeal Chapter 16.79 of the Menlo Park Municipal Code (Accessory Dwelling Units Ordinance) and replace it with a new Accessory Dwelling Units (ADU) Ordinance, which would modify the City's ADU regulations for consistency with state law and incorporate local objective standards allowed by state law, and remove vacation rental language, passed unanimously.

The City Council took a recess at 8:27 p.m.

The City Council reconvened at 8:36 p.m.

K. Regular Business

K1. Consider and approve the City of Menlo Park Anti-displacement Plan (Staff Report #26-089-CC)

Management Analyst I Arianna Milton made the presentation (Attachment).

- Angela Evans spoke in support of the Anti-displacement Plan (Plan) and the inclusion of the Menlo Spark's recommendations related to electrification.
- Jocelyn Anaya Galvan spoke in support of the Plan and the inclusion of the Menlo Spark's recommendations related to electrification.
- Pam D. Jones spoke in support of the Plan, especially the rental registry.
- Brian Schmidt spoke in support of the Plan and the inclusion of the Menlo Spark's recommendations related to electrification.
- Cade Cannedy spoke in support of the Plan.
- Adina Levin spoke in support of the Plan and the inclusion of the Menlo Spark's recommendations related to electrification.
- June Shin spoke in support of the Plan and the inclusion of the Menlo Spark's recommendations related to electrification.
- Miyko Harris-Parker spoke in support of the Plan and the inclusion of the Menlo Spark's recommendations related to electrification.

The City Council received clarification on landlord funded tenant relocation, accurately building the rental registry, inclusion of ADUs within the rental registry, timeline for implementation of the strategies, Assembly Bill 1482 2030 sunset date impacts to city's just cause eviction protections, inclusion and considerations of single family residences and funding of the plan.

The City Council discussed Menlo Spark recommendations, annual review of the Plan by the City Council and Housing Commission, neighboring city anti-displacement ordinances, utilizing the Housing Endowment and Regional Trust (HEART) as an agent between the city and Menlo Park renters and prioritizing below market rate (BMR) rentals.

The City Council directed staff to prioritize, extend and expand just cause eviction ordinance beyond State law and:

- Increase relocation assistance from 1 month to 4 months; and
- Extend just cause protections beyond the State mandated expiration date of 2030; and
- Include single-family homes to be eligible for just cause eviction protections; and
- Require eviction notices to be submitted to the city; and

- Provide just cause protections starting from day one of tenancy; and
- Include an annual update of the Plan as an informational item to the City Council and Housing Commission.

ACTION: Motion and second (Schmidt/ Taylor), to approve the City of Menlo Park Anti-displacement Plan with the inclusion of:

- Promoting California law on rental maintenance; and
- Preventing electrification upgrades as “substantial remodel”; and
- Limiting electrification costs passed to tenants; and
- Including clean energy language to anti-harassment ordinance, passed unanimously.

K2. Consider and adopt a resolution establishing a Disruption of Remote Access During Public Open Meetings of City Council Policy (Staff Report #26-086-CC)

Assistant to the City Manager/ City Clerk Judi A. Herren made the presentation (Attachment).

The City Council received clarification on timing to reconvene a meeting after services are restored.

ACTION: Motion and second (Taylor/ Wise), to adopt a resolution establishing policy that will provide steps on how to address telephonic or internet service connection disruption during public open meetings of City Council, passed unanimously.

L. Informational Items

- L1. City Council agenda topics: June 2026 (Staff Report #26-090-CC)
- L2. Update on the City’s Urban Water Management 2025 Plan (Staff Report #26-084-CC)

M. City Manager Report

None.

N. City Councilmember Reports

City Councilmember Schmidt reported out on the HEART meeting.

Mayor Nash reported out on the Council of Cities meeting and the city’s Housing and Neighborhood Resources Fair.

O. Adjournment

Mayor Nash adjourned the meeting at 9:53 p.m.

Assistant to the City Manager/ City Clerk Judi Herren



SPECIAL MEETING MINUTES – DRAFT

Date: 6/2/2026
Time: 6:00 p.m.
Locations: Teleconference and
City Council Chambers
751 Laurel St., Menlo Park, CA 94025

Special Session

A. Call To Order

Mayor Nash called the meeting to order at 6:10 p.m.

B. Roll Call

Present: Combs (exited the meeting at 10:45 p.m.), Nash, Schmidt, Taylor (exited the meeting at 9:55 p.m.), Wise

Absent: None

Staff: City Manager Justin Murphy, Assistant City Manager Stephen Stolte, Assistant City Attorney Lisa Maxwell, Assistant to the City Manager/ City Clerk Judi A. Herren

C. Study Session

- C1. Receive presentations on downtown development proposals for Parking Plazas 1, 2 and/or 3, accept public comment, conduct a question-and-answer session with the development teams, and provide direction on next steps in evaluation process (Staff Report #26-091-CC)

Principal Planner Tom Smith made a presentation (Attachment).

City Clerk Judi A. Herren randomly selected the order of developer presentations.

Related California/Alta Housing made a presentation (Attachment).

Presidio Bay Ventures made a presentation (Attachment).

Alliant Communities made a presentation (Attachment).

- Scott Bealo spoke in support of housing on the Downtown parking plazas and the use of union labor workers.
- Will Oursler spoke in support of housing on the Downtown parking plazas.
- Jenny Michel spoke in support of housing on the Downtown parking plazas and requested more low-income units.
- Housing Choices representative Gia Pham spoke in support of housing on the Downtown parking plazas.
- Housing Leadership of San Mateo County representative June Shin spoke in support of housing in Downtown.
- Nancy Larocca Hedly spoke in support of housing on the Downtown parking plazas and on

- concerns to residential and commercial parking.
- Karen Grove in support of housing on the Downtown parking plazas and requested clarification on financing and labor assumptions.
- Cherie Zaslawsky spoke in opposition of housing on the Downtown parking plazas.
- Kevin Cunningham spoke on the November ballot measure election and the need for dedicated parking for Downtown businesses.
- Federino DeGiuli spoke in support of amending the zoning code to allow for more housing.
- Rob Silano provided clarification on the Sheridan Drive project.
- Cameron Merrels spoke in support of housing on the Downtown parking plazas and requested more low-income units.
- Adina Levin spoke in support of housing on the Downtown parking plazas and requested more low-income units.
- Nina Frak spoke on concerns to traffic congestion and in support of affordable housing but not on the Downtown parking plazas.
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- Brielle Johnck spoke on an upcoming bond measure and requested clarification on costs to the developers and city.
- Mike Precobb requested clarification on what the developers have heard about the project.
- Caller 0840 spoke in support of affordable housing but not on the Downtown parking plazas and prioritizing services for the youth.
- Dorene Martinez spoke in support of housing on Downtown parking plazas.
- Leslie Wambach spoke in support of housing on Downtown parking plazas.

The City Council received clarification on affordability mix and alignment with city goals, rent levels, general financial feasibility and risk, prevailing wage and engaging labor unions, construction impacts, support for businesses, community engagement and building trust, replacement of public parking and funding, multilevel parking garage usage, city financial contributions and commitments and priority of housing residents.

The City Council discussed financial analysis and mechanisms to fund parking structures in the downtown.

The City Council directed staff to explore financial analysis of all three proposals, provide implementation and progress updates on the Housing Element, and more information on funding options for future downtown parking.

D. Closed Session

- D1. Conference with labor negotiators
Government Code Section 54957.6
Labor negotiations with American Federation of State, County and Municipal Employees Local 829, Service Employees International Local 521, and Service Employees International Union Local 521 – Temporary Employees Unit

Agency designated representatives: City Manager Justin I.C. Murphy, Assistant City Manager Stephen Stolte, City Attorney Nira Doherty, Administrative Services Director Brittany Mello, Legal Counsel Charles Sakai

- D2. Conference with labor negotiators

Government Code Section 54957.6
Labor negotiations with unrepresented management

Agency designated representatives: City Manager Justin I.C. Murphy, City Attorney Nira Doherty,
Legal Counsel Charles Sakai

E. Report from Closed Session

No reportable action.

F. Adjournment

Mayor Nash adjourned the meeting at 10:48 p.m.

Assistant to the City Manager/ City Clerk Judi Herren